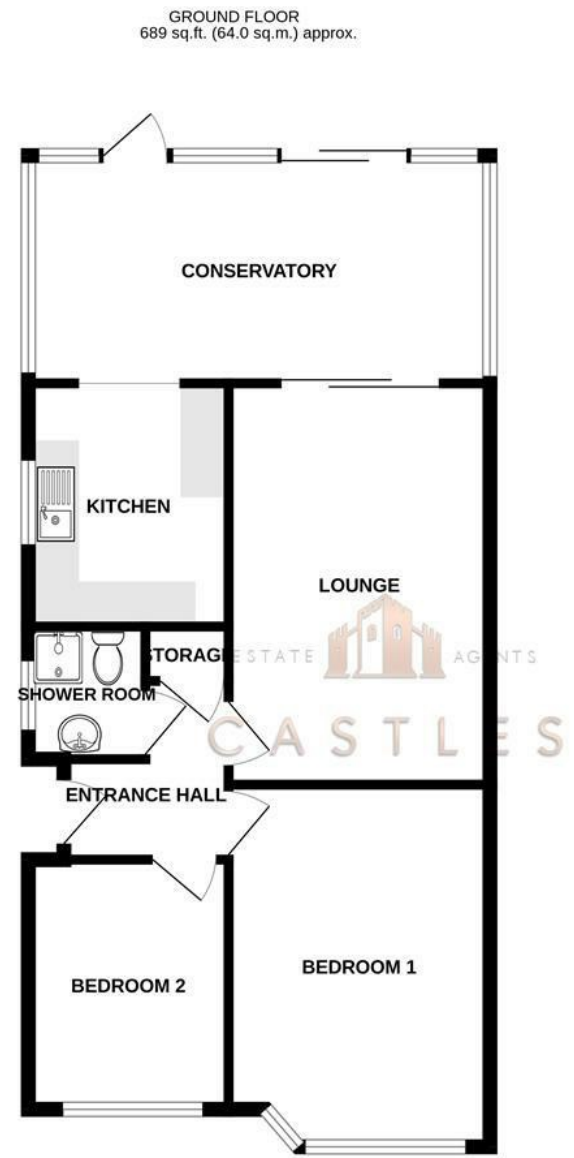


Floor Plan



TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(10-15) <b>A</b>
(81-91) <b>B</b>			(16-20) <b>B</b>
(69-80) <b>C</b>			(21-25) <b>C</b>
(55-68) <b>D</b>			(26-30) <b>D</b>
(39-54) <b>E</b>			(31-35) <b>E</b>
(21-38) <b>F</b>			(36-40) <b>F</b>
(1-20) <b>G</b>			(41-45) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



## 18 Alton Grove Fareham, PO16 9NJ

We are pleased to welcome to the market a rare opportunity to purchase a property on this prime south facing waterfront location of Alton Grove, Portchester.

This two-bedroom bungalow presents a chance for those seeking a property with immense potential for extensions and loft conversion to maximise the space like others have in the road. While the bungalow is in need of modernisation, this presents a fantastic chance for buyers to put their personal stamp on the home and create a living space that truly reflects their style and preferences.

The bungalow currently features a reception room, kitchen which is open plan into the conservatory, two well-proportioned bedrooms and a bathroom. Externally there is off road parking to the front, garage in the rear garden which is South Facing and a generous size leading down to the waterfront. Incredible views are on offer right across the solent down into the harbour.

For more information or to arrange a viewing on this property please contact Castles today.

Offers in excess of £325,000

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www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# 18 Alton Grove

Fareham, PO16 9NJ



- SEMI DETACHED
- OFF ROAD PARKING
- WATERFRONT LOCATION
- RARE OPPORTUNITY FOR THIS LOCATION
- BUNGALOW
- LOUNG SOUTH FACING GARDEN
- INCREDIBLE SOLENT VIEWS
- IN NEED OF MODERNISATION

## LOUNGE

10'2" x 15'8" (3.1 x 4.8)

## KITCHEN

7'2" x 9'6" (2.2 x 2.9)

## SHOWER ROOM

4'7" x 5'6" (1.4 x 1.7)

## BEDROOM 1

10'2" x 14'5" (3.1 x 4.4)

## BEDROOM 2

7'6" x 9'10" (2.3 x 3.0)

## CONSERVATORY

### Financial Services

If you are looking to get a

comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

